

.CALL TO ORDER
PLEDGE OF ALLEGIANCE

MEMBERS PRESENT:	Jack Keen, Richard Folsie, Jr., Carmine Frangella, Ryant Price, James Krajcer, Jr. Randy Petit, Jr., Marilyn Ross
MEMBERS ABSENT:	NONE
ALSO PRESENT:	Michael Albert, Chris Welker, Brett Badgerow, Zoe Vittur Donya Hebert, and Toriel Flot of the Planning Department. John Rome St. Charles Parish School Board

WITHDRAWN:

2024-8-HOP requested by Blaine Guillot for a home occupation – “Blaine Guillot Private Chef, LLC” at 411 Bernard Avenue, Ama. Council District 2.

Commissioner Frangella made a motion to remove, second by Keen.

REMOVE:

2024-1-ORD requested by Matthew Jewell, Parish President / Dept. of Planning & Zoning to amend the Zoning Ordinance of 1981 to adopt a Highway 90 Overlay District.

Commissioner Price made a motion to remove, second by Krajcer.

POSTPONED CASES:

2024-8-R requested by Wadhah Alhousseini for a change of zoning from R-3 to C-3 on approximately 4 acres of a 6.09 acre undesignated lot, 13517 Highway 90, Boutte. Council District 4.

Mr. Welker – yes, this request to summarize it was initially brought to us as a rezoning from R -3 & R1AM to C-3 including it included an R1AM lot that fronted Magnolia Ridge Road they amended that request to remove that lot and remove the R1AM portion from the zoning change so now it is just a request from R3 to C3 on the larger lot fronting Hwy. 90. The department recommends approval finding that it meets each of the 3 criteria for the rezoning that includes conformance the land develop pattern established by the comprehensive plan future land use map and whether not it’s a spot zone, the future land use designation use here is commercial the C3 zoning district conforms that designation and it’s a recommended zoning designation of that designation it is not a spot zone as it also expands on existing C3 zoning in the area including on the subject type site itself that fronts along Hwy. 90. Criteria 2 is met based on land use pattern character changing to the extent the existing zoning no longer allows reasonable use of the applicant’s property and the proposed zoning does. In this case we are dealing with a split zone where the front portion is C3, and the back portion is and the majority of the lot is R3, short of the development plan and that confines commercial use to the front and is done in conjunction with maybe a multifamily development the use is really limited most developers want to come through with a single type of development plan, commercial, residential, stuff like that so by giving the property uniform zoning under C3 the ability to develop the lot is easier and more reasonable, so it meets criteria 2. Regarding criteria 3 permitted, uses permitted by the propose rezoning will not be incompatible with the existing neighborhood character the property fronts Hwy. 90 it’s right at the beginning of what’s begins a significant commercial corridor through Boutte and Luling, there is commercial development adjacent to it, across the street so they would be no conflict with any of the existing uses in the area, and also note that under the split zoning the C3 front portion of the site can be developed right now with C3 so kind of emphasizes the capability there, so meeting all 3 of the criteria, the department recommends approval.

Applicant – Casey Genovese, Linfield, Hunter & Junius, Engineers 3608 18th Metairie, LA 70002 We are the civil engineers on this project again with Linfield, Hunter, and Junius representing the owner and our developers. I’m Trey Hardin. I’m with Mainland Retail LLC I represent the developer. We are just here to answer any questions you may have.

The public hearing was open.

James Woodall 122 Magnolia Manor Blvd. Boutte – if this changes there will be nothing stopping them from making a residential 3 into a commercial 3 from making that a whole slab that backs up to my property and other people properties around there. It would bring out the flood levels there, our flood insurance will go up, we will have uh, they will be more traffic. I heard one guy, they gonna make one half commercial and one half R3. Is that possible?

Commissioner Petit – the request is tonight to change the zoning to C3.

Mr. Woodall – C3, so they could slab that whole property, they could drop a Home Depot there. I just cant believe we have a nice little neighborhood there and it's gonna get destroyed and I watch Planning and Zoning they done little to help me around where I live. I even wrote a letter to Matt Jewell and never received any response, none whatsoever. I mean the property values would drop, we gonna lose money, people are gonna move, I'm opposed to this.

David Thomas 231 Magnolia and I also have property interest at 238 Magnolia. First of all I'm, not opposed to new development new construction, but I 'am in favor of it being done right. A lot of these citizens are in their latter state of their lives and this particular project and if some drainages issue aren't addressed will negatively impact them. My mother is 78 years old, she's confined to a wheelchair. The base flood elevation on this property abuts her property and if their required to meet the base flood elevation it's going to push water into her house, at 78 years old. Has anyone up here saw a drainage impact study? By show of hands. We about to vote a major zoning change and we haven't even looked for a drainage impact study. The water from Magnolia Ridge has to flow 2.8, 2.6 miles to Paradis, to under grossly sized pump station. In the course of that water flowing to Paradis there's culverts that haven't been maintained for the last 20 years. One in particular in anyone want to go look at in front of Jake's Wrecking Yard, that culvert is crushed beyond recognition severely impacting the flow of water from Boutte. This particular property serves as a water shed for Boutte and we all know what we do with a shed, we store stuff up in it, where as you fill up a shed where's that water going in peoples homes, in the streets, no doubt I grown up in this area that piece of property serves as a water shed and if drainage isn't addresses going to Paradis we will flood that immediate area and some peoples homes. Once again, I'm not opposed to these people developing their properties but these issues are very important, I sat up on this board many years ago and I got off the board because I didn't have the time to dedicate to the issues that's impacting the communities and the residents, you guys are the first line of defense for the normal residence and we need to be up on the issues before we just raise our hand to vote. You know what I'm saying, this is a major swing in zoning you know and somethings have to be in place before them, because if we approve it tonight the council is gonna steam roll and do what they need to do and this property developer is coming in he doesn't give a damn about anybody, he just want what he wants. You guys are representing the people, you know what I'm saying. That's pretty much all the points I could go on all night, I think the point has been made. The drainage issue, a pimping station 2.6 miles away with obstructions and then when it gets to the pumping station it's grossly undersized. A drain impact study is needed before this project is given a go ahead. I'm telling you, imagine, you put yourself in my spot my mother lives at 238 and I have interest at 231 this property abuts those properties, these people have been nice, yes, they cordial people, but business is business, you know what I'm saying, and this is business. So, I would recommend until you get more information to make an intelligent decision to table this vote. If you want to be responsible. And not just go along to get along. Thank you

Matthew Jewell St. Charles Parish President – I just want to clear up a couple things that might have been said since it was brought up. Today we're looking at whether the zoning in this area is appropriate or not. I know the issue of drainage comes up a lot, I've been working a lot on economic development along the Hwy. 90 corridor and as was mentioned earlier with delaying out economic development zone and overlay districts to the July meeting part of what we do when we looking at that economic corridor is look at not only the types of businesses we want to come here but also the appropriate zoning along the way what makes sense in a commercial corridor, I think when you look at this property in particularly C3 zoning does make sense, and if

you look at the rest around it you see that same zoning, so I just wanted to I believe the zoning makes sense in this case. Obviously, the developers wants to build something on this property and that will bring up concerns of drainage and that's why we have a process in place when someone applies, they have to provide a drainage impact analysis, they have to provide their site plan, they have to provide all the things that are necessary for the Planning and Zoning office, for the Public Works Dept., for the Water Works, for the Waster Water, to issue a go ahead and move forward. Now we put in place in the last administration, I mean the last term some factors in place that help us combat potential impact on drainage, things like retention, required retention or detention things like that, so I think you have a this scenario and other scenarios on the council agenda tonight that you have the potential to mitigate that when the applicant makes there, presents their site plan and makes there application to the parish. Nothing will move forward out of my administration out my Planning and Zoning Department that we believe is going to cause a negative impact to the existing drainage, as we know that is a paramount issue in my administration. Thanks

Mr. Genovese – we would just like to reiterate what Parish President Jewell said, we have to follow all rules, procedures and regulations of the Parish and actually DOTD also with regards to preparing the drainage impact analysis so we can't develop or construct this site unless we provide that which we gonna have to do the drainage impact analysis which is going to be reviewed by the parish and DOTD to confirm it that they be no net impact on the post development flow will be less than pre development flow. So that's what we doing for sure.

The public hearing was closed.

Commissioner Keen made a motion to consider, second by Krajcer.

YEAS: KEEN, PRICE, FRANGELLA, KRAJCKER, JR. FOLSE, PETIT, ROSS

NAYS: NONE

ABSENT: NONE

PASSED

2024-10-R requested by Geraldine M. Sanders, et als for a change of zoning from O-L to R-1A on approximately 50 acres of a property designated Tract 6A, 223 Joe Louis Lane, Hahnville. Council District 1.

Commissioner Petit- on this item we had no changes from last month so we will skip the reading of the criteria evaluation and we also opened the public hearing for this last month. We will reopen public hearing for in attendance that were not able to speak if you were here last month and you did speak that is recorded that is part of the minutes and this is in public record, I would ask you to try not to speak a second time. Please allow anyone that hasn't spoken or anyone that has anything new to come and speak before the commission. It will be 3 minutes per speaker so if you are speaking for more than one person please let us know that and we can give a little additional time.

The public hearing is now open.

Desmond Hillaire 331 Pioneer St. Hahnville – I'd like to echo what Mr. Thomas said, you know it's the same situation this subdivision right now you guys, I know you guys are only doing tonight a zoning change but we know what that's going to lead up to. So my question is for the Parish President and this Commission what's the big rush, tell me what's the big rush? Because that area is very tight, the streets are very small, the drainage is not good, they flood now there is water everywhere so what is, I want to know and you recommending approval the department recommended approval along with his administration I want to know what's the big rush, tell me.

Commissioner Petit – sir I don't know that there's a rush this is the first step of the process so if this is to become a subdivision it would go through the preliminary plat approval and then at that point they would have to do drainage impact analysis, traffic studies all of that, that would come

as a secondary step. So this would allow them to move forward with that investment to start doing that work and planning and construction plans or preliminary plat plans.

Mr. Hillaire – well given the situation I think, you know, I think you guys need to do more research really take a look at because similar situation in Boutte what Mr. Thomas said you have elderly people, you have people there who been there for years they going to be impacted, yes they gonna be impacted by the elevation there's holes you got to put dirt you got to raise that property up to do a subdivision correctly to property elevation it's gonna go into a different flood zone, and insurance is gonna go up skyrocket everything, you guys have to think about what you doing here you changing peoples lives and it's not for the better. Where's Mr. Jewell's? He said he was gonna be here. He was voted by the people for the people. What you guys are doing tonight are not for the people and I asked that you table this get more information look at it, you don't need to wait and do a drainage analysis once you give them the zoning, don't given them the zoning because it's gonna create a problem we know what it's leading to, it's leading to a subdivision. Now, I live on Keller acres water comes from Courthouse Lane sometimes over there we may be impacted by that too, were not sure yet, so that water is gonna travel all I'm saying is I think you guys need to slow down a little bit with this and get more research, traffic studies, drainage studies, the whole nine yards. There's no hurry to give him a permit to change the zoning. What's the hurry? Let's look at what's gonna happen if he puts a subdivision there. What's the rush?

Matt Jewell St. Charles Parish President – I just want to iterate that I have no part of this process at all, as far as there being a rush, no one has come to me and said we had to get this done now. The developer or would be developer of this property, the property owner has asked for it to be rezoned that is going through the normal process, I think it's been delayed one meeting. Once again you guys are only looking at a rezone of a property, yes that rezone if passed tonight and passed by the council ultimately who has the ultimate authority on all zoning matters in the parish would allow for a subdivision to be permitted, that would be after out permitting process. That would require a traffic impact analysis, a drainage impact analysis, a sewer technical memo to see what impact it would have on our sewer system, information for our water system to see if they would be required to add some sort of boosting for water pressure and to see what impacts this subdivision will have. Once again, if this becomes an allowed use of this piece of property which again you and the parish council have the ultimate say so over it will come to me to go over that process and make sure on my end we will make sure it complies and doesn't have a negative impact on the surrounding neighborhoods, once again we in the last administration, I'm sorry the last term went through incredible lengths to strengthen the subdivision ordinances some of you were on the Planning Commission at that time Carmine I know you were on there you saw all the incredible new standard that we have that it requires much more information upfront that the developer has to give us, money that they have to spend upfront before their going to build a subdivision. I'm gonna tell you right now the things that we did were not liked by the developers of the world, they don't like to spend that upfront money but we gonna require that we want to make sure that we have all the information we need to build subdivisions in a way that do not have a negative impact on the surrounding community. Again, I'm not here in favor or opposed to it, I'm just defending my portion of the process. Thanks.

Daniel Thomas 632 Courthouse Lane – and I'm against the rezoning for the golf course. I work in drainage so I know the impact that it would have this little, small community that I live in and I don't think it's gonna work even though they gonna have all this drainage and I don't trust they engineers because a lot of stuff around parish that been engineered by outside engineers, we still flood. I'm not gonna say no certain areas, y'all know the areas, we still flood, we still have the same problem and them trying to close in our ditch on Courthouse Lane we have another problem with flooding because we have one ditch closed off already and I think open ditches the water flow more better and we have yet to see what the close ditches on Paul Mallard Road go through since they changed that so think we should wait to see how things will go before y'all make that decision.

Raina Gair 595 Couthouse Lane – I spoke last time. I'm opposing again with the development. In addition last time you know I spoke about some of the issues with just the new area more people coming in I also want to just bring up the fact of the traffic, the schools are already

crowded in this area that's already a large issue, um I had a conversation regarding the property with the maintenance of just the grass cutting and during that conversation it was brought up and I'm not sure if, I don't think the conversation was confidential or anything it was brought up that it would not be a good idea based on the sizing of the street and this was from the government the local parish government that it would not be a good idea because the streets are too small it's too congested to drain that sort of an issue so I just wanted that to be brought up again because it's a smaller street, it's older families there, you know people can't afford to have insurances raised we already suffering from the impact if I still we still trying to recover from that we can't have any other burdens added on to us with that and I think that by being a smaller community a lot of older people were overlooked a lot of the times because oh you know no big deal they'll get over it and that's not how it should be we should consider our parents, grandparents that sort of thing family property that has been there as well and yes that is one family that is tired of dealing with their issues but there are several families here that would be affected by this, you know and were not in a position as well to maintain some of the different cost that are being incurred from adding on this we are already dealing with rodents, so much things coming in now all of that is also going to be an issue once property is cut down made into subdivisions we do not have, it takes forever if something is blocked an Energy truck or something small and minor like that trying to get up to the front of the street with the buses many days my children are dropped off at the front of the street and I have to either walk to go get them or try to drive up to meet them because the buses cannot get down the small street. So now we adding more congestion in a smaller area by having other residents. They were talking about building 200 homes back there, at least one car to each home that is going to be so much traffic in this area we all remember when they had the traffic recently on River Road here when they were just moving something up to the plant that will be an everyday thing if we add an entire subdivision with 200 homes. So, I would just like you guys to please consider the families there that have been here and that are not in the position to you know upgrade their homes and raise their yards and that sort of things to prepare for this when were still recovering from the issues we had already. Thank you.

Warren Austin Jr. 332 Courthouse Lane – I need somebody to help me understand the way it's zoned right now. We could put approximately 100 homes there. Am I correct? Why do we want to rezone it to put 250, I'm looking at the way the economy is me, you and us none of us would be able to afford a \$200, 000 home I hate to think that would be government subsidize and I'd hate to think who would be in those homes why would we want to rezone it to put 250 when can already put a 100 or so. Thank you.

Sophie Alexander 133 Bethlehem St. – I'm on the fictitious street that nobody seems to be able to tell me what's gonna happen. My street joins Joe Louis Lane.

Commissioner Petit – nothing will change as part of this request. It's just the zoning, no street change proposal at this point.

Ms. Alexander – yea that's always the answer, nothing's gonna change until it does. My thing is we are in a settle community, I'm old, I patience is very short I can't deal with all this ripping and running up and down my street ok even though I'm right up against River Road they still do 90 miles an hour from Joe Louis to River Road and if you bringing in all these additional families all of this traffic, you know yall gonna drive me crazy and that's not gonna be a good thing, ok. It's not just me. A whole lot of other people are gonna be put in a bad position, ok. This is not healthy for our neighborhood, for our community. We pride on ourselves, and we all know each other in this area and now you gonna bring in 250 strangers. I'm against it, 100%. Thank you

Lisa Gross 224 Pioneer Dr. Hahnville – I spoke last time, but I did remember something that I need to say to this board. I've been caught in traffic coming out that lane because an elderly person sick and nobody could pass until the ambulance and the fire department was able to see about that person. We have elderly people back there when emergency's happen we have to be able to get out that street down Courthouse Lane, we already know the problem we having. Is anyone considering what it's doing to our community? Did anyone consider that emergencies can cause people to have to stop and wait till the ambulance and the fire department do what they need

to do. You have a lot to consider. This is not just a simple matter just to say yes or no to, you need to take into consideration everything that’s going on down that lane and down this community. We are not out here wasting our time, this is a serious matter for us we live back there, we know this community, and it’s time for you to hear our voices, consider yourself, you go to your communities would you want something to happen in your community where a sick person couldn’t get out safely where someone to the back of the lane gets sick, someone from the front of the lane gets sick and there’s no access to get out this community. I ask you to really consider this matter, cause it’s not just about drainage, it’s about health, it’s about safety, and it’s time for you to take a look at it and stop looking at this like a simple matter just to say yes or no when you don’t have all the information. Thank you

Arlene Gross - 435 Courthouse Lane – I’ve been back there all my life for 68 years and I was going to sit and not say anything, but my heavenly father would not just let me sit back there and not say anything. I have a question for everybody in here tonight, all of us live in communities. If this was your community and an outside developer wanted to come in a small community like this and put 200 plus homes in your community, would you just sit in here and not fight to keep that out of your community. I know that we are living in a climate right now where we have no respect for God and we have no respect for one another, most of us but I’m asking you tonight if you believe God, if you serve God, everybody in here look around and think about the fact that we are human beings just like you and what you don’t want done to you the bible says don’t do to someone else. It’s not just a golden rule, it is found in Mathews 7 & 12. Whatsoever you don’t want done to yourself don’t do to anyone else. We live back here, my grandparents lived back here, we all have property back here and we love our place just like you love your place. So think about that tonight when you are voting to let an outsider come in here. I’m not against people developing property, that property has been here all my life there are far better things that can be done with it then putting 200 plus homes. Why don’t we do something positive to help the people in this community? But all we think about is how we gonna make money, everything is not about money, and all I’m asking you to do is consider the fact that if it was done to you, you would not want it done, don’t do it to us.

The public hearing was closed.

Commissioner Keen made a motion to consider, second by Ross.

YEAS: KEEN, FRANGELLA, KRAJCER, JR. FOLSE, PETIT
NAYS: PRICE, ROSS
ABSENT: NONE
PASSED

2024-2-SPU requested by Wadhah Alhuseini for outdoor storage as an accessory to a permitted use in a C-3 zoning district (proposed), 13517 Highway 90, Boutte. Council District 4.

Mr. Badgerow – read the staff report and the department recommends approval.

Applicant - Casey Genovese, Linfield, Hunter & Junius, Engineers 3608 18th Metairie, LA 70002, just here to answer questions you may have.

The public hearing was open.

David Thomas again 231 Magnolia and with interest in 238 Magnolia-my concerns are the same, this property serves as a water shed for the Magnolia Ridge area. I’m hearing this is just a zoning change but once again we know what’s gonna happen after they get that zoning change, this project is moving forward and this water shed will be consumed by construction, by fill, it’s gonna be displaced in people’s homes and peoples yards. I’m disappointed that the public works leaders have stated that this wont impact drainage and they haven’t even done the study, but if you read your docate it says they wont impact drainage. So that’s my concerns still. I’m not opposed to these people developing their property but it must be done right with the existing homeowners in place and like I said I sat on this board many years ago, these are very important

issues and it's obvious and evident that some on the board are uninformed and we making serious decisions. Thank you

Rev. Charles Johnson 421 Willow St. Boutte – drainage concerns.

The public hearing was closed.

Commissioner Petit – this is contingent on the rezone.

Commissioner Folse made a motion to consider, second by Keen.

YEAS: KEEN, PRICE, FRANGELLA, KRAJCKER, JR. FOLSE, PETIT, ROSS
NAYS: NONE
ABSENT: NONE
PASSED

2024-6-HOP requested by Jean Domengeaux III for a home occupation – “Complete Concrete Construction” at 506 Belle Ormond Circle, Destrehan. Council District 3.

Ms. Vittur – read the staff report and the department recommends denial.

Applicant – Jean Domengeaux 506 Belle Ormond Circle – stated his case.

The public hearing was open and closed, no one spoke for or against.

Commissioner Ross made a motion to consider, second by Keen.

YEAS: KEEN, KRAJCKER, JR., FOLSE
NAYS: PRICE, FRANGELLA, PETIT, ROSS
ABSENT: NONE
DENIED

2024-7-HOP requested by Ryan Miller for a home occupation – “Artisan Electric LLC” – at 578 W. Pine Street, Norco. Council District 6.

Mr. Badgerow – read the staff report and the department recommends approval.

The applicant did not wish to speak.

The public hearing was open and closed, no one spoke for or against.

Commissioner Frangella made a motion to consider, second by Price.

YEAS: KEEN, PRICE, FRANGELLA, KRAJCKER, JR. FOLSE, PETIT, ROSS
NAYS: NONE
ABSENT: NONE
PASSED

2024-5-MIN requested by Myra Soule & Molly Badeaux for a resubdivision of one lot into two, 450 Grand Bayou Road, Des Allemands. Zoning District O-L. Council District 4.

Ms. Vittur – read the staff report and the department recommends approval.

L.J. Frickey – spoke on behalf of the property owners.

The public hearing was open and closed, no one spoke for or against.

Commissioner Price made a motion to approve, second by Commissioner Folse, Jr.

YEAS: PRICE, KEEN, FRANGELLA, PETIT, FOLSE, KRAJCER, ROSS
NAYS: NONE
ABSENT: NONE
PASSED

2024-6-MIN requested by Justin Roux for a resubdivision of one lot into two, 10397 River Road, Ama. Zoning District R-1A. Council District 2.

Mr. Badgerow – read the staff report and the department recommends approval.

The applicant did not wish to speak.

The public hearing was open and closed, no one spoke for or against.

Commissioner Keen made a motion to approve, second by Krajcer.

YEAS: KEEN, PRICE, FRANGELLA, KRAJCER, JR. FOLSE, PETIT, ROSS
NAYS: NONE
ABSENT: NONE
PASSED

2024-7-MIN requested by Ryan Smigiel for Southeastern Freight Lines, Inc for a resubdivision of one lot into four, 150 Alpha Drive, Destrehan. Zoning District M-1. Council District 2.

Mr. Badgerow – read the staff report and the department recommends approval.

Blake Murray 2 St. Paul Place Destrehan on behalf of Ryan Smigiel.

The public hearing was open and closed, no one spoke for or against.

Commissioner Price made a motion to approve, second by Keen.

YEAS: KEEN, PRICE, FRANGELLA, KRAJCER, JR. FOLSE, PETIT, ROSS
NAYS: NONE
ABSENT: NONE
PASSED

2024-8-MIN requested by Mark Melancon for a resubdivision of one lot into two, 695 Magnolia Ridge Road, Boutte. Zoning District O-L. Council District 4.

Ms. Vittur – read the staff report and the department recommends approval.

The applicant did not wish to speak.

The public hearing was open and closed, no one spoke for or against.

Commissioner Krajcer made a motion to approve, second by Frangella.

YEAS: KEEN, PRICE, FRANGELLA, KRAJCER, JR. FOLSE, PETIT, ROSS
NAYS: NONE
ABSENT: NONE
PASSED

2024-11-R requested by Dominick J. Fazio for Southern Recovery Management, Inc. for a change of zoning from W to M-2 on a property designated Lot 4286 and consisting of approximately 93 acres, approximately 450 ft. north of Highway 90 at the St. Charles/Jefferson Parish line, Luling. Council District 2.

Mr. Welker – the department recommends approval of this request by it meets two of the three zoning criteria to summarize those criteria the first one is whether or not it conforms to the future land use map and would be a spot zone, it does not meet this criteria the future land use destination here is wetlands the only zoning district that qualifies under designation is the W wetland zoning district which is highly restrictive as far as what can be permitted there, while it may not be considered a spot zone because it covers a large area because it doesn't conform to the comprehensive plan it doesn't meet that criteria. It meets the following two criteria on guideline two whether or not the land use pattern or character has changed to the extent the existing zoning no longer allows reasonable use, so the existing zoning is the W wetland zoning it's in an area that is mostly wetlands but as I mentioned earlier the W zoning is extremely restrictive uses have to be considered low intensity or coastal dependent and they need to be reviewed and approved by various agency's such as Louisiana Department of Natural Resources, Corp. of Engineers, and even the parish itself and then they got to go through a special exception or a special permit process you have to do a lot to get anything permitted in this district. So outside of wetlands the most significant feature in this area is the River Birch landfill that is primarily in the adjacent Jefferson Parish the subject site is connected to an accessible from the adjacent landfill site we found looking at the maps and everything that this particular piece of ground is not part of the larger actual wetlands that are in the area there is a distinct line that you can see on your aerial maps that shows there is a clear separation between what is a higher level of ground that is part of this larger landfill site and the actual wetlands and this is emphasized by the flood zone maps in the area which put this particular piece of ground in an X zone versus the wetlands which are in a lower zone so it's clearly not part of it and probably shouldn't be subject to the restrictions of the W zoning district and greatly limits use of site which like I said is connected to an adjacent use so we found it meets this criteria. And on three there's really not a distinct neighborhood character in the area this is a very undeveloped area of the parish probably the most undeveloped area of the parish potentially there's really limited services out in this area the closest residences are in Ama and that's over a mile away the primary use is the landfill that is in the adjacent property in Jefferson Parish so the M2 zoning district expanding into this area or being introduced into this area would fit with that use in the adjacent parish and really not conflict with anything that is immediately in this vicinity, so we found it meets the third guideline. So, meeting the second and the third the department recommends approval.

The applicant did not wish to speak.

The public hearing was open.

Matthew Jewell St. Charles Parish President 15045 River Road that's the parish courthouse address I feel like I live here so that's the address I'm giving you. I'm here to speak in favor of this. I had the opportunity to go out when this request was first brought to me, go out and tour River Birch's operations I was quite impressed with the operations that they are doing out there, there was no odor, no smells, nothing everything was kind of working in a very professional manor. What struck me most about what they doing out there is them recycling what we throw away and giving it back to us in a form of energy so every time you turn on your stove at home if you have a gas stove or your heater the energy that you are getting is coming from the trash that you throw away and I thought that was a pretty interesting concept that they doing out there. So I feel like their running a good operation and they actually going to be making improvements to the site they are rezoning both in the St. Charles Parish side and the Jefferson side and as Parish President I want to make sure that we can support your trash disposal for years to come and make sure that we always have a low cost option and a low cost option being a landfill that is on the border of our parish prevents us from having to truck waste up to Gonzales or somewhere else having to use transfer stations. We at the end of a 25 year contract with River Birch we just introduced at the last Council meeting this past Monday another 25 year contract so that we can continue utilizing that low cost option on the edge of our parish for our residents and so the future viability of that landfill has become a concern for me and this would help them stay viable into the future so I just want to go on record supporting them.

The public hearing was closed.

Commissioner Petit – I guess I have a few for the applicant. So it’s mention that it was previously Greater New Orleans landfill so and I think at one point it was capped with don’t disturb the soil so I was curious if you could talk a little bit about your plan for the site if it was gonna be excavated what will happen to that material, if you can give us an insight into what the plans are.

Dominick Fazio 711 Tchoupitoulas St. New Orleans Louisiana CFO for River Birch Landfill – correct we, the first step here is to get the rezoning of this piece along with the Jefferson Parish parcel which is part of the Greater New Orleans landfill which opened in 1969 and stayed opened until the late 90’s, in the late 90’s garbage was in fact placed on the St. Charles Parish part of the property 90 plus acres and prior to that it was all on the Jefferson Parish parcel so this is all one, we’ll call it a garbage dump, not a landfill. So our plans are we need to rezone the property before we can even go back to DEQ to apply for a permit to actually use it as a landfill. Once we do that we will get with DEQ and they will be the ones instructing us as to how they will allow us to use the facility and if it calls for digging up the old garbage we’ll go right back into our landfill, to our existing landfill if that were the plan. But at this point we don’t know it’s all gonna be down to DEQ.

Commissioner Petit – so that will be a DEQ, and then the cap that’s there now was that a DEQ requirement.

Mr. Fazio – it was, but it’s really just a cover, it’s just some mud clay cover, it’s not a true closure of the site but we certainly will we believe will improve it if we able to incorporate it into the River Birch landfill.

Commissioner Petit – and it would be lined and go through the same subjected, the plan is to mitigate the wetlands and ultimately use it as an extension of the landfill.

Mr. Fazio – correct.

Commissioner Petit – thank you, any other questions.

Commissioner Keen – yea, the leached issue there with the water table so that was done, so y’all stop utilizing that mid 90’s. Was the use of a permeable or non-permeable layer utilized at that time or was that before it became standard.

Mr. Fazio – yes this before any EPA regulations were in place, so there is nothing on that Greater New Orleans landfill.

Commissioner Keen – ok

Mr. Fazio – they just put the garbage right into the wetlands.

Commissioner Keen – so no use of leaching mitigation with a permeable layer? So, what’s been there has been going for 40, 50 plus years. Ok thanks.

Mr. Fazio – yes.

Commissioner Price made a motion to approve, second by Commissioner Folse, Jr.

YEAS: KEEN, PRICE, FRANGELLA, KRAJCER, JR. FOLSE, PETIT, ROSS
NAYS: NONE
ABSENT: NONE
PASSED

2024-12-R requested by Baron Tregle for White Boot Investments, Inc. for a change of zoning from R-1A(M) and C-3 to R-1M on approximately 2.49 acres of a property designated Tract 1, Coteau De France, 117 Gwen Lane, Des Allemands. Council District 4.

Mr. Welker – the department recommends approval of this request due to meeting two of the three criteria, specifically criteria two and three. To summarize those we found criteria one was not met because the proposed R1M zoning designation does not conform the future land use map designation of the this site which is Town Center which accounts for various zoning districts, residential and commercial categories but does not include R1M. We found it meets the second criteria whether or not the existing land use pattern or character has changed and the existing zoning allows reasonable use this is a uniquely zoned property the R1M district that is on it right now we couldn't really trace how it took it shape how it came about but it's not particularly predictable shape and I think it probably was done over what was a former manufactured home or RV park that existed years prior, right now the applicant is looking to expand that out into more of the site and to more a predictable pattern it would also reduce split zoning on the site right now R1M within a very specific area, it's also C3 and R1AM so there really no particular zoning that can be fully utilized on the site there's not enough commercial zoning in a good location where it can be developed for a useful commercial purpose the R1AM zoning isn't particularly useful cause it allows for only a single mobile home to be placed on the site so being that there is R1M present and it had been used for R1M present and R1M purposes before the expansion of it within certain confines of the site would allow for more reasonable use. We find it meets criteria three whether or not the proposed rezoning would be incompatible with the existing neighborhood this isn't a this is an area that is developed with various uses it's located along the old Hwy. there's M1 zoning and development across the street, there's some commercial, there's various residential, next door there's a park but even between that there's a significant amount of space separating this site from any major residential development. The site is also currently zone R1M that portion could be used right now for that purpose this would just expand it out so that any RV park or manufactured home park development that's reintroduced to this site can be more orderly developed and all that and there's also natural conditions on the site which already limit even though it would be expanding limits how the site can be developed there's still a pond there, there's a major ditch or canal that runs along the side of it so it can only go so far and we also have new development requirements or newer development for R1A R1M development which would limit what could really be put out there compared to what could be put out there now so we don't want to see a significant impact that would impact the character of the existing area so we it meets this criteria and recommend approval.

The applicant did not wish to speak.

The public hearing was open and closed, no one spoke for or against.

Commissioner Frangella made a motion to approve, second by Commissioner Folse, Jr.

YEAS: KEEN, PRICE, FRANGELLA, KRAJECER, JR. FOLSE, PETIT, ROSS

NAYS: NONE

ABSENT: NONE

PASSED

2024-13-R requested by Richard D. Whitney Jr. for Whitney Properties XII, LLC for a change of zoning from C-2 to C-3 on Lots 1B-1 and 1B-2, Block J, Ellington Gardens, 207 and 211 Angus Drive, Luling. Council District 7.

Mr. Welker – The department recommends denial of this request finding it does not meet any of the zoning criteria. Regarding the first criteria whether or not it conforms to the land use development pattern established by the comprehensive plan future land use map the designation here is Town Center which allows for a variety of different zoning districts with the goal of creating a more mixed use walkable type environment so that includes R2, R3, CR1, C1 and C2 zoning it does not include the C3 zoning district so we found it does not meet the first criteria because it doesn't mee the future land use

recommendation. The second criteria whether or not the land use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use the current C2 zoning allows a significant amount of uses across various types and zoning districts along with the standard commercial uses that are permitted in C2 it also captures those from the C1 and lower commercial zoning districts, residential uses can be permitted upon special permit, special permit approval and there are few uses which are considered more C3 appropriate that can also be permitted as special permit so zoning districts rather robust and wide ranging and allows for a significant amount of different uses that could be permitted there so we find it more than reasonable for the site and this location. Three where potential use permitted by the proposed rezoning would be incompatible with the existing neighborhood character C3 uses can include wholesale, warehousing, manufacturing fabrication and various trades we don't find that compatible with the existing area there's residential neighborhoods in the area, there's various large uses institutional use such as an elementary school, religious institution, and various medical facilities that are visited by a wide range of the public so we don't find the uses that are permitted in C3 which is Hwy. commercial fit within this area. So, it does not meet the third guideline and we recommend denial.

Applicant – Richard Whitney 14471 River Road Hahnville – um so are y'all all familiar with this property this is the old Ellington swim club property it's right by the hospital, it's by the VFW, it's by Luling Elementary, it's got Access Health on the other side of it it's surrounded by institutional uses. As we know the swimming pool went belly up years ago I've had it for at least now for over 2 years every single interested party in that property has been of the C3 designation and they just, I couldn't go anywhere with it there is no interest in that property as a C2 property. If you read the descriptions and I politely disagree with Planning and Zoning on this particular one the uses in C2 are retail, office space, things of that nature if you look at this property and this is almost a 2 acre parcel squeezed in between the hospital, the board of health the health unit, the schools it's not going to be a retail space it's just not likely. I got a retail space for lease next to Subway on Paul Mallard Road that's been vacant for a year and a half now, we cant get a tenant in there so to think we gonna get retail space in a or office space on Angus is not realistic with regard to use of the property or the street in front of the property I'm subjected to the traffic from my friends over at Dufrense Building Material they run 20-30 trucks a day down that road, school board runs buses down that road they get institutional food service delivery trucks supply trucks at the schools at the hospital at the health unit at the old folks home um all of the businesses in that area they come to me to use for over flow parking, just yesterday I had a parish excavator and a heavy equipment trailer loaded right there in my front yard nobody called me nobody asked or anything I'm not complaining but what I'm saying is is C2 is not a viable use for this property it's too large and we know that multi family is not to very welcomed in this parish so I don't want to go down that road I think the best use for this property is C3 I'm ok with being subjected to some restrictions you know if it's something onerous on the community I don't have a problem with that but C2 is just not flying on this property. I've tried, I've had agents try, it's just not a viable property for that it's not office, it's not retail, and I'd appreciate y'all consideration. Again, I know they recommend no but I think you got to look at the extenuating circumstances and you gotta look at the property itself. Again, I cooperate with all the neighbors you can call the Access Health, you can call the hospital, you can call the church, you can call VFW I work with all of these people, but I can't do anything with the property the way it is.

Commissioner Petit – Thank you. At this point you have no tenant, no plans, you just want to market it as C3.

Mr. Whitney – I just want to market it so I can expand the potential for use on the property. Again, I don't have a problem with Planning and Zoning, being strict with me on the use of the property, I don't have a tenant lined up.

Commissioner Petit – unfortunately that’s not something we can do; we can’t put restrictions this commission can’t put restrictions on a rezone.

Mr. Whitney – I understand, I’m saying for the record I’m willing to be accommodating to them being firm with what’s allowed there. I will point out to you that years ago if you know where Four Season’s property is like Four Season’s Landscaping on Paul Mallard Road that property was owned by Bob Monti at the time a good friend of mine he had that property leased for years I believe it was C2 couldn’t get any tenants, he fought and fought and fought, finally got C3 now you got a flourishing prosperous business there, doesn’t have any negative impact on it. One of the things you can do in C3 and I have no intention of going into competition with my friend Johnny at Johnny’s Upholstery look on this list upholstery shop, air conditioning business, plumbing business it’s a viable property for those uses and I would argue that the traffic there is the same as it is on Paul Mallard Road I get all the same heavy traffic that Paul Mallard Road gets. If y’all have any questions id be glad to answer. Thank you

The public hearing was open and closed, no one spoke for or against.

Commissioner Keen made a motion to approve, second by Commissioner Krajcer.

YEAS: KEEN, PRICE, FRANGELLA, KRAJCKER, JR. FOLSE, PETIT
NAYS: ROSS
ABSENT: NONE
PASSED

2023-2-MAJ requested by Louis M. Andolsek, Jr. for Ashton Plantation Estates, LLC for Preliminary Plat approval of PATIO HOMES SUBDIVISION ASHTON PLANTATION, a 42 lot residential subdivision in Ashton Plantation, Ashton Plantation Boulevard, Luling. Zoning District R-1A. Council District 7.

Mr. Welker – read the land use report and the department recommends approval inclusive of the required Intersection and Block Length waivers as referenced under the Findings of this report.

Representative – Mark Picciola, Picciola & Associates 1904 Ormond Blvd. Destrehan, La. Stated his request.

The public hearing was open.

Torel Cornwell 101 Lac Palourde Dr. – concerned about traffic impact.

Helen Franklin – 102 Lac Palourde Dr. – concerned about 42 lots in such a small area and he did not state the lot size, where vehicles will park, traffic concerns.

Jonelle Foltz 302 Lac Verret Dr. – concern about the covenants and if these houses will be under the same covenants. Concerned about how this will affect her property value.

Representing Ashton Troy Bellanger 204 E. Bayou Road – he addressed some of the questions and concerns regarding traffic, the covenants and the lot size.

Commissioner Keen made a motion to approve with granting the three waivers for items A, B, and C listed in the Findings, second by Commissioner Price.

YEAS: KEEN, PRICE, FRANGELLA, KRAJCKER, JR. FOLSE, PETIT, ROSS
NAYS: NONE
ABSENT: NONE
PASSED

Unfinished/Old Business-
New Business-
Minutes- (May 2, 2024 were approved)
Adjourn